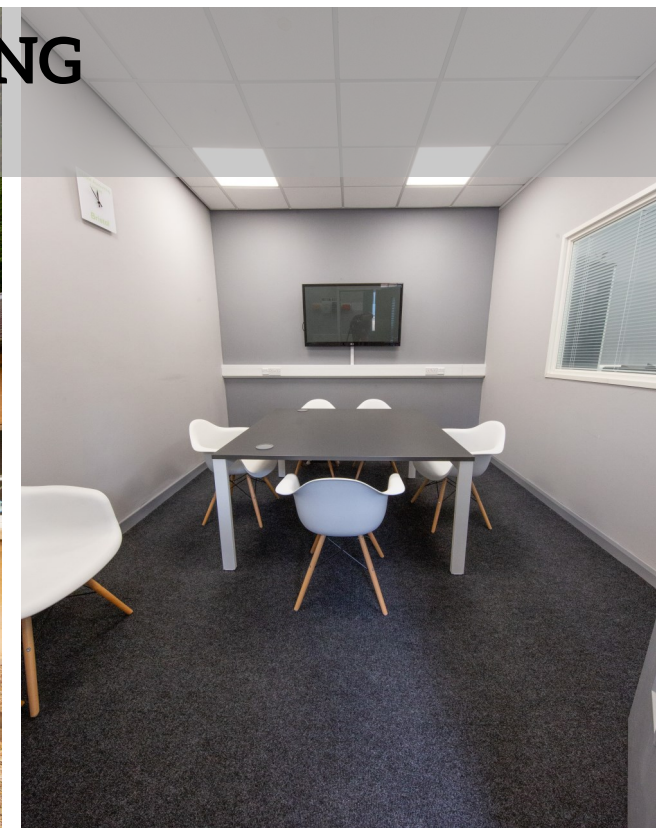


UNIQUE WORKSPACES IN A WOODLAND SETTING

The Stables at Leigh Court, Abbots Leigh, Bristol, BS8 3RA



- A luxury workspace offering peace and tranquillity in an established woodland setting on the outskirts of the city.
- The site offers the ability to offer bespoke office accommodation which can be designed to meet tenants' requirements.
- Located within 3 miles of Clifton, and 6 miles of the city centre
- The site benefits from ample car parking, cycle storage, EV charging, and sustainable energy solutions.
- Offices ranging from 514 sq ft – 1,710 sq ft (48 sq m – 159 sq m)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The Stables are located on Leigh Court Estate, set within 27 acres of landscaped gardens and woodland. Leigh Court is a Grade II Listed site on the Register of Historic Parks and Gardens of special interest in England. Throughout history, Leigh Court has fallen into many uses, being a house of rest for monks, an Elizabethan mansion, and a psychiatric hospital. Now, the country house is used for offices, conferencing, and weddings.

Leigh Court is located within approximately 3 miles of Clifton and 6 miles of Bristol city centre, whilst also being within 3 miles of Junction 19 of the M5 Motorway, which in turn provides access to the M5/M4 interchange.

DESCRIPTION

The Stables at Leigh Court comprises a former stable block which has been converted to provide a unique business centre offering a range of self-contained workspaces.

The site benefits ample parking provision, secure cycle storage, EV charging points, and sustainable energy solutions to include air-source heat pump and renewable energy supply contracts.

Stables 4–6 are currently available, and can be taken separately or combined. The suites can be refurbished in line with a prospective tenants requirements to offer completely bespoke office accommodation.

Externally, there is potential for the inclusion of an extensive private garden, accessed via each of the units, which backs onto Woodland.

ACCOMMODATION

The suites can be taken separately or combined and have the following approximate net internal floor areas in accordance with the RICS Code of Measuring Practice.

Stable 4	598 sq ft	(55.59 sq m)
Stable 5	598 sq ft	(55.59 sq m)
Stable 6	514 sq ft	(47.74 sq m)
Total	1,710 sq ft	(158.92 sq m)

TENURE

The suites are available by way of new effectively full repairing and insuring leases by way of a service charge, on terms to be agreed. There is a small estates charge payable.



RENT

Upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The properties require new, separate assessments. Further information can be provided upon request.

EPC

An EPC has been commissioned and will be available for inspection.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



VAT

We have been advised that the properties are elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective

